



South Area Community Area Planning Team

Meeting #9

Tuesday, August 1st, 2023

Stinson Municipal Airport

5:30 – 7:30 PM



Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

South Community Area Project Team



City of San Antonio, Planning Department

Debora Gonzalez, Project Manager

MIG



Jay Renkens, AICP, Principal

Marco Hinojosa, AICP, Senior Project Associate (Interim PM)

Saul Vazquez, Senior Project Associate



Cambridge Systematics

Hannah Santiago, Senior Associate

Timeline of Meetings



Meeting Objectives

1. Reintroduction of Mobility Recommendations

Review updated mobility recommendations, and introduction of the draft mobility map and graphics

2. Updated Amenities & Public Space Map and Draft Strategies

Review updated Amenities & Public Space map and introduction of draft strategies

3. Overview of Neighborhood Profile and Priorities (NPP)

Overview and status update of the NPP along with review of overarching themes



Mission Reach Trail. Credit: Bonnie Arbittier / San Antonio Report

Draft Vision

The South Community Area helps multi-generational households, residents, and businesses thrive by respecting, celebrating, and **safely** connecting the area's rich history and authenticity, **community destinations** and **gathering places**, and **family friendly recreational amenities** with **clean and green infrastructure**.



Goals

Goal 1: Improve **comfort** and **safety** through **urban greening** and integration of **sustainable infrastructure**.

Goal 2: Promote **quality development** that is **compatible** with **existing neighborhoods** and includes additional housing and employment options for **existing** and **new residents**.

Goal 3: **Attract** and **grow clean industries** with **well-paying, quality** jobs for local residents.

Goal 4: Leverage **heritage tourism** and **ecotourism** to grow **existing** and **new small businesses**.

Goal 5: **Support** and **cultivate** retention and growth of **artists, makers** and the **creative class**.

Goal 6: **Increase access** to **healthy food, health care** and **recreational amenities** for all residents.

Goal 7: Utilize existing mobility routes to create **multi-modal connectivity** and transportation options from the South Community Area to major hubs in the City.



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Land Use

DRAFT



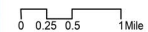
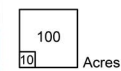
South
COMMUNITY
AREA PLAN
FUTURE LAND USE

LEGEND

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Park or Open Space
- Stream, Creek or River
- Body of Water

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural





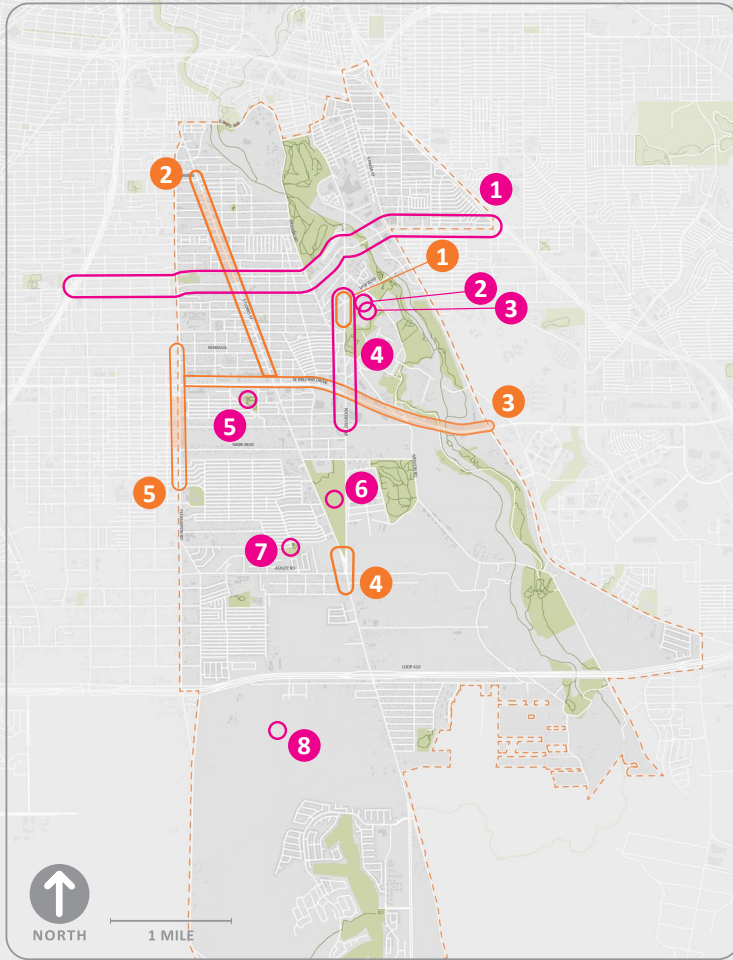
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Draft Mobility Recommendations

Mobility Sites



IMPROVEMENTS AT VFW BLVD AND MISSION

Improvements beyond the existing Bond project.

IMPROVEMENTS ON SW MILITARY DRIVE

Designated as Urban Mixed-Use and leads out of Mission Street and Pleasanton Road. The highlighted area on and Harlan avenues has a high concentration of businesses and a high concentration of vehicle safety incidents and a high concentration of vehicle safety incidents.

IMPROVEMENTS ON PLEASANTON ROAD TO S PRESA STREET

Priority mixed-use corridor reflects its importance as a transit corridor through the area and builds upon the existing Area Regional Center Plan. Military Drive is a major corridor (3+3 center turn lane) and some portions have been identified from Roosevelt Avenue to Mission Road as a high priority intersection cluster for Mission Road (both north and southbound). Drive are currently dangerous and confusing due to a railroad crossing for car passengers and

IMPROVEMENTS ON KENDALIA AVENUE TO E AMBER PLACE

VIA areas in D3 and the extent from Kendalia Avenue to E Amber Place is identified as various types of mixed-use on the draft map.

IMPROVEMENTS ON S FLORES STREET, ROOSEVELT AVENUE,

to Braubach St is an identified SPIA area, located close to the STEM Early College High School. The whole area along S Flores and Roosevelt Avenue is having sidewalk gaps and is a pedestrian crash

WEST CONNECTIONS BETWEEN PLEASANTON ROAD, AND ROOSEVELT

Feedback wanting better east-west connections near choice for prioritization identified in the community. We like to confirm if this is indeed a community choice of which roads people think have the best

2022 Bond Projects

- 1 **SOUTHCROSS BOULEVARD PHASE 2**
Construct pedestrian improvements to include sidewalks, curbs, driveway approaches, and other improvements as applicable and within available funding. This is a multi-phased project.
- 2 **WORLD HERITAGE CENTER PHASE 2 IMPROVEMENTS**
Develop the World Heritage Center located at the Mission Marquee Plaza to include enhancements to existing structures, expanded parking, comprehensive campus signage package, and construction of an outdoor open air pavilion. This is a multi-phased project.
- 3 **DISTRICT 3 AQUATICS FACILITY**
Develop and construct a new aquatic facility within available funding to include a swimming pool and associated amenities such as a splash pad.
- 4 **ROOSEVELT AVENUE (VFW BOULEVARD TO HARDING BOULEVARD)**
Construct roadway improvements to include sidewalks, curbs, driveway approaches, bicycle facilities, drainage, traffic improvements, and other improvements as applicable and within available funding. This is a multi-phased project.
- 5 **HARLANDALE PARK**
Construct general park improvements within available funding which may include playground shade enhancements, parking improvements, and pedestrian bridge enhancements.
- 6 **STINSON PARK (FIVE DIAMONDS LITTLE LEAGUE)**
Construct general park and rehabilitation improvements to the existing Sports Complex within available funding.
- 7 **DISTRICT 3 PARKS**
Construct general park and rehabilitation improvements of park facilities within available funding which may include restroom improvements as applicable. Parks may include: Bellaire Park and Highland Park.
- 8 **MITCHELL LAKE AUDUBON CENTER**
Construct facility improvements and rehabilitation of the birding center within available funding.
- * **DISTRICT 3 PEDESTRIAN MOBILITY**
Construct pedestrian mobility improvement projects as applicable and within available funding.

What We've Been Hearing

Mobility Recommendation #1

Prioritize
comfortable
and **safe**
mobility
for all.

Strategies

- Continue implementation of Vision Zero strategies (reduced & enforcing speed limits for neighborhood streets) for key areas of conflicts between people driving, people walking and people bicycling
- Decrease the number of stray **and unrestrained** animals on neighborhood streets
- Find opportunities to increase street lighting for pedestrian and bicycle safety

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What We've Been Hearing

Mobility Recommendation #2

Increase
reliability of
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access by
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Strategies

- Ensure maintenance of existing sidewalks **and curb ramps** long multimodal corridors
- Focus resources to improve pavement condition of neighborhood streets
- Eliminate low water crossings & integrate green stormwater infrastructure to address drainage problems **and stormwater quality** as roads are reconstructed



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What We've Been Hearing

Mobility Recommendation #3

Create
connectivity
through **multi-**
modal
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options.

Strategies

- Increase safety and reduce delay at-grade railroad crossings
- Eliminate sidewalks gaps, especially near transit stops, schools and neighborhood centers of activity
- Provide contiguous protected bicycle infrastructure



What We've Been Hearing

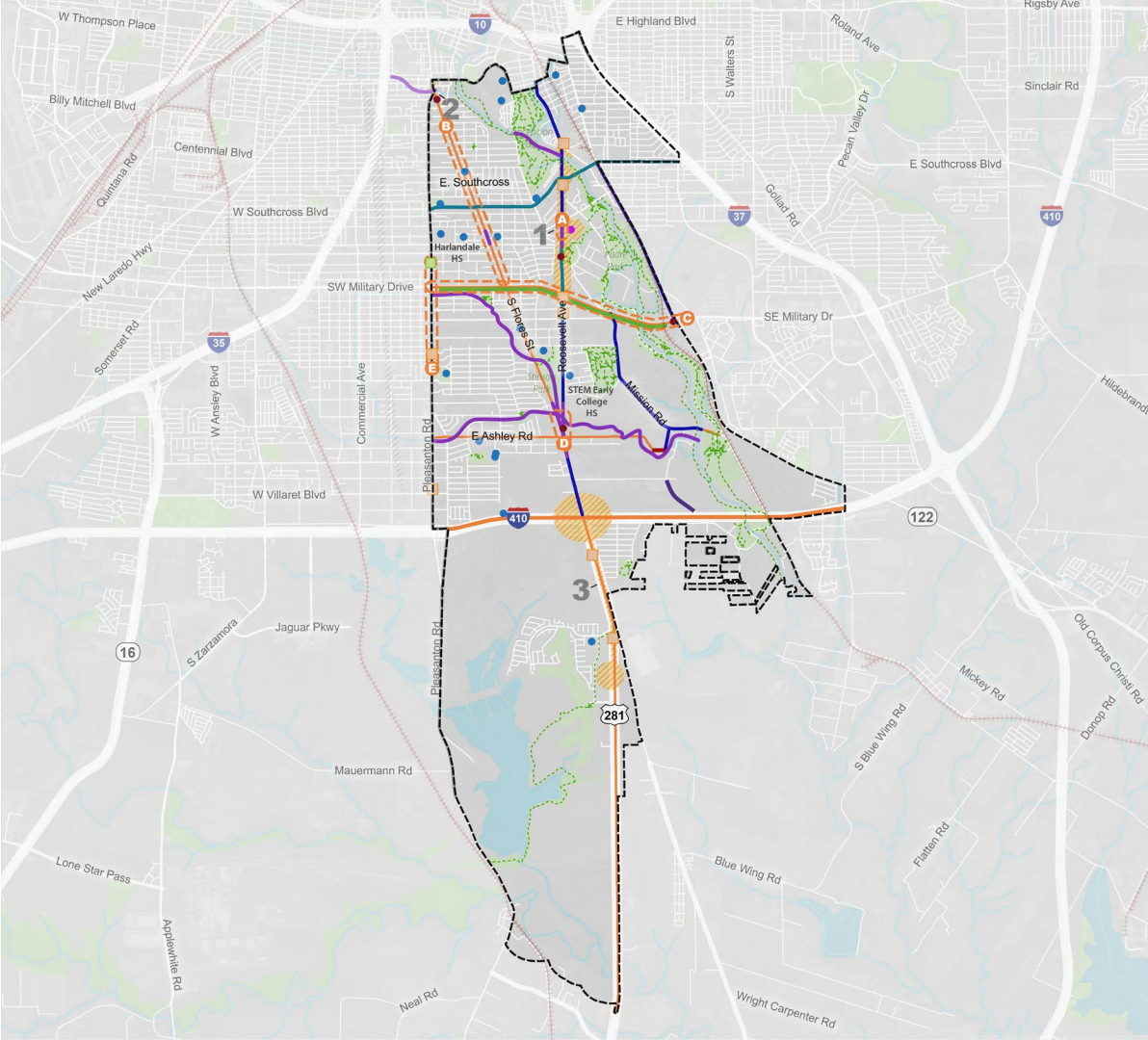
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South COMMUNITY AREA PLAN

DRAFT MOBILITY

- LEGEND**
- Community Plan Area Boundary
 - Park or Open Space
 - Stream, Creek or River
 - Body of Water
 - Railroad Line
 - Focus Areas
 - Public Schools
 - Public Libraries
 - Mobility Hubs
 - Priority Pedestrian Corridors

- MOBILITY FEATURES**
- 2022 Bond Projects (Planning/ Design Phase)
 - 2017 Bond Projects (Completed/ Nearly Complete)
 - Park Trails

- MOBILITY AREAS**
- A Roosevelt Ave Crossings at WFW Blvd and Mission Library
 - B S Paces St from Tompkins Ave to SW Military Dr
 - C SW Military Dr from Pleasonton Rd to S Paces St
 - D Intersection Cluster of S Flores St, Roosevelt Ave and Braubach St
 - E Pleasonton Rd from Kendall Ave to E Amber Place

- PROPOSED ELEMENTS**
- Walk/Bike Trail Extension
 - Road Extension
 - Pedestrian Crossing
 - Bus Stop Improvements





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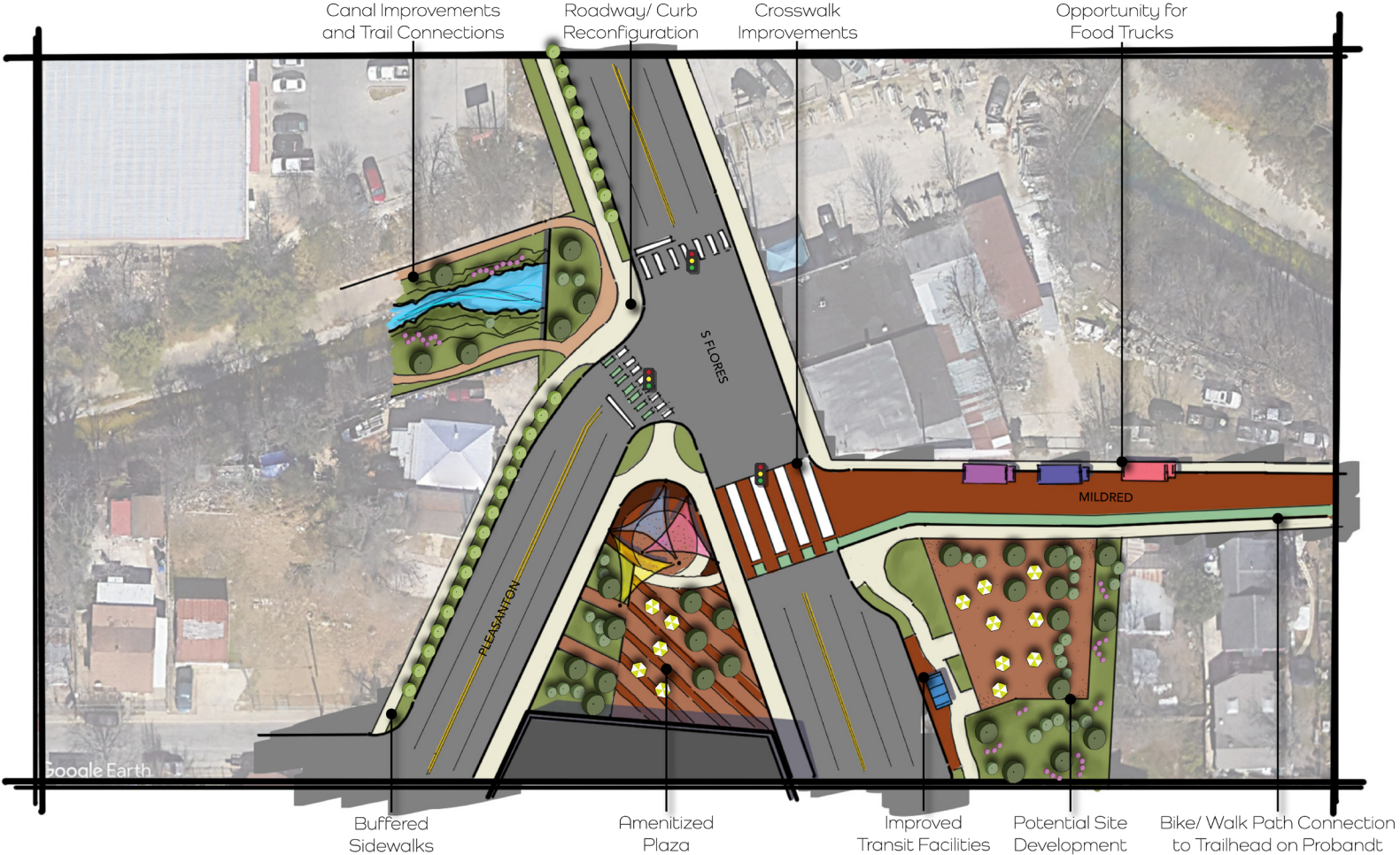
TOMORROW

Mural Board Activity

Pleasanton & Flores - Existing Conditions



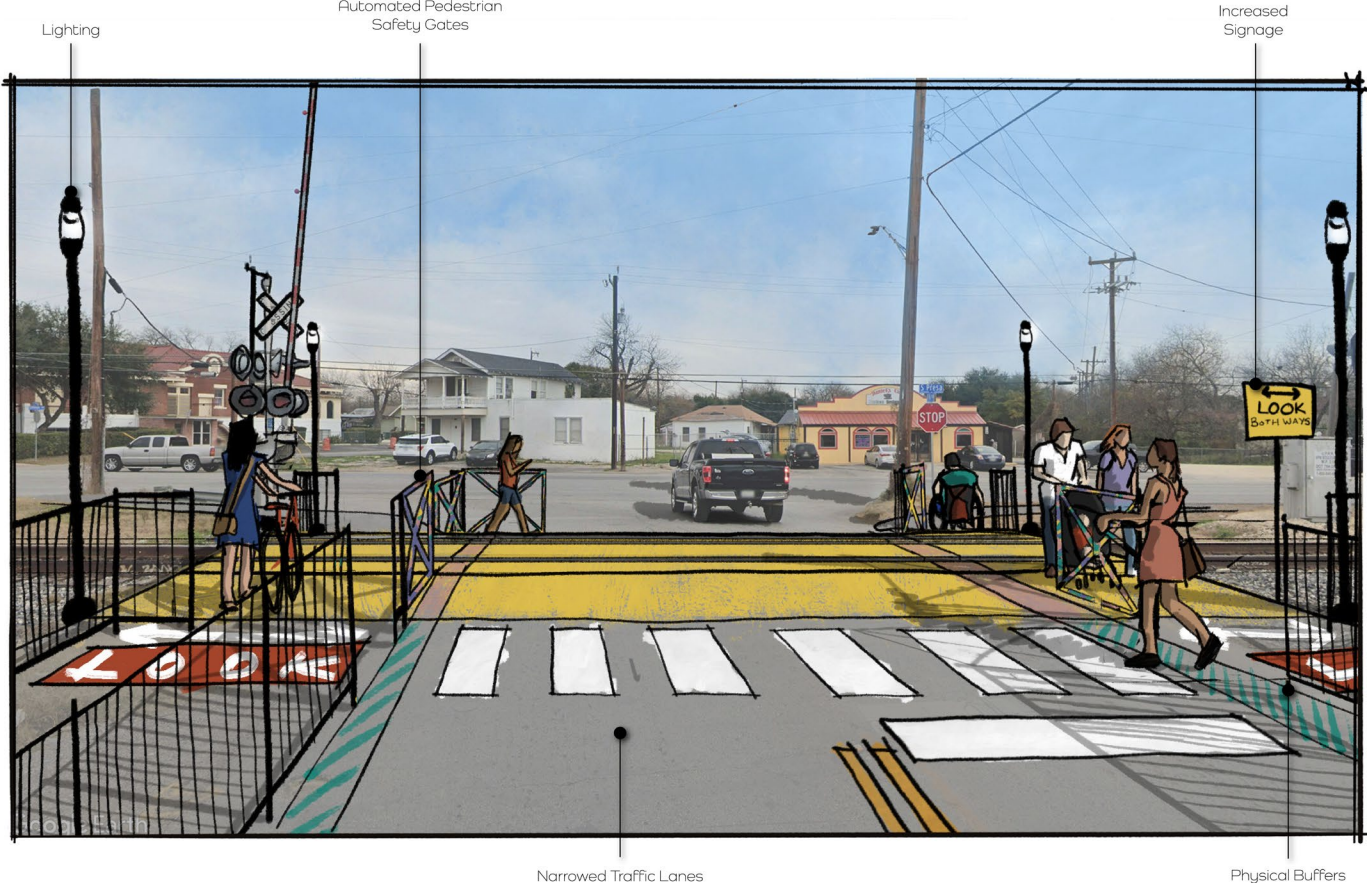
Pleasanton & Flores - Mobility Recommendations Applied



Presa & VFW - Existing Conditions



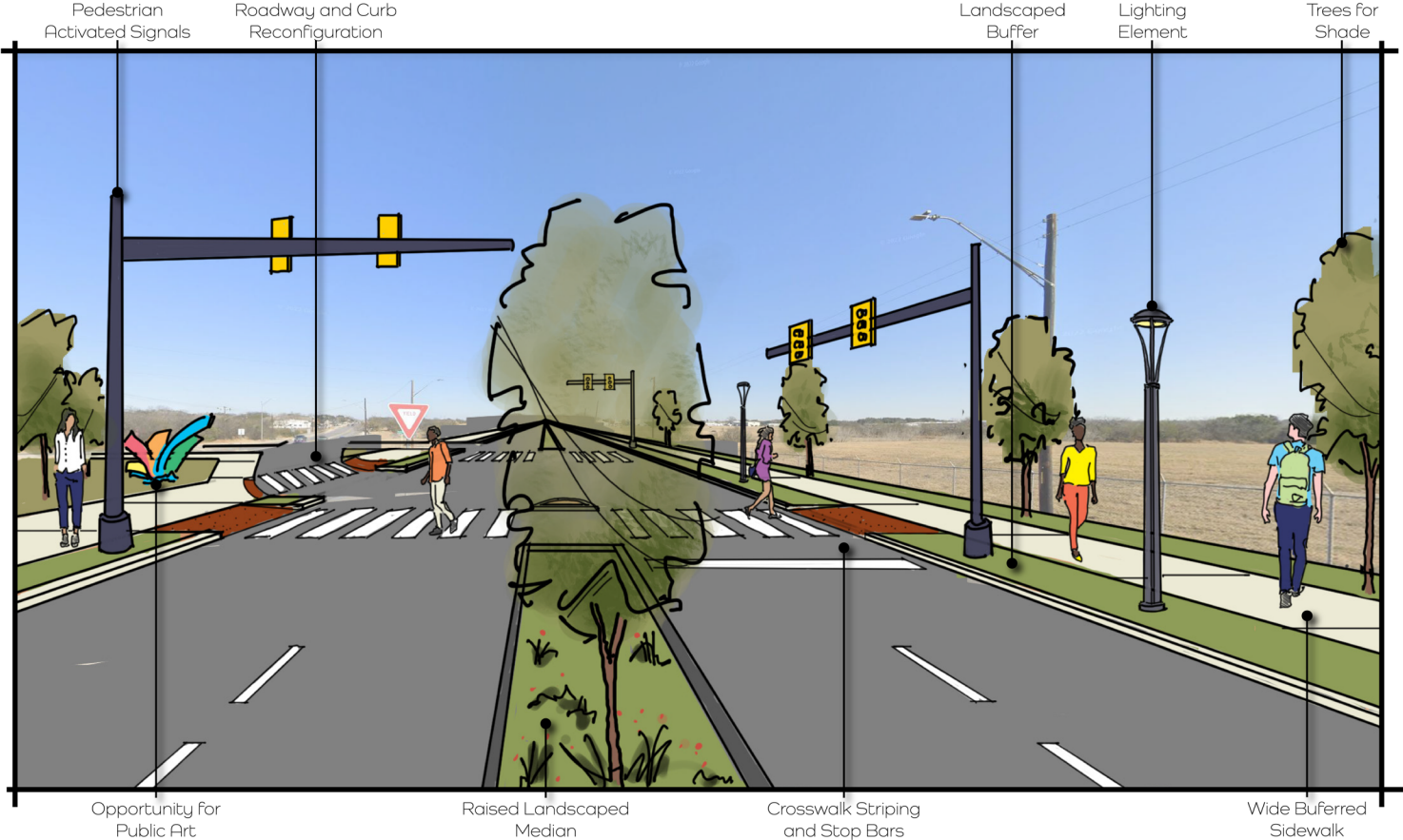
Presa & VFW - Mobility Recommendations Applied



Roosevelt & S Flores - Existing Conditions



Roosevelt & S Flores - Mobility Recommendations Applied



S Flores - Existing Conditions



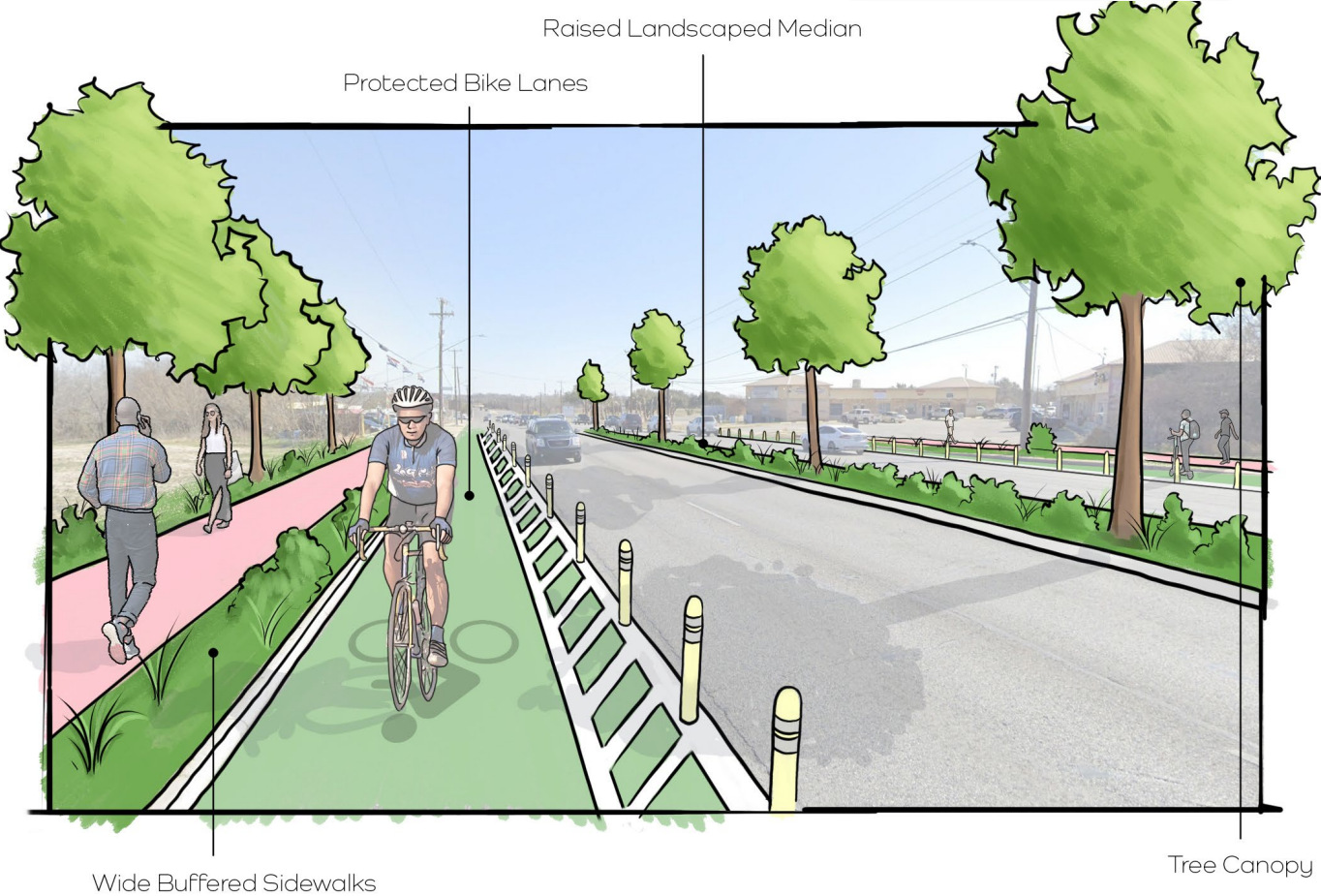
S Flores - Mobility Recommendations Applied



SE Military - Existing Conditions



SE Military - Mobility Recommendations Applied





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Amenities & Public Spaces
(Continued from PT#8)

What We've Been Hearing

Amenities & Public Space Themes

Trees along sidewalks to provide beautification, shade, urban heat island reduction, and improved air quality

Increase green space opportunities

Need for East-West trail connections & opportunities for rails to trails

Harlandale needs lighting as well as other parks in the area

Future Jaguar Parkway East connection to South Area

Future Jaguar Parkway East connection to South Area

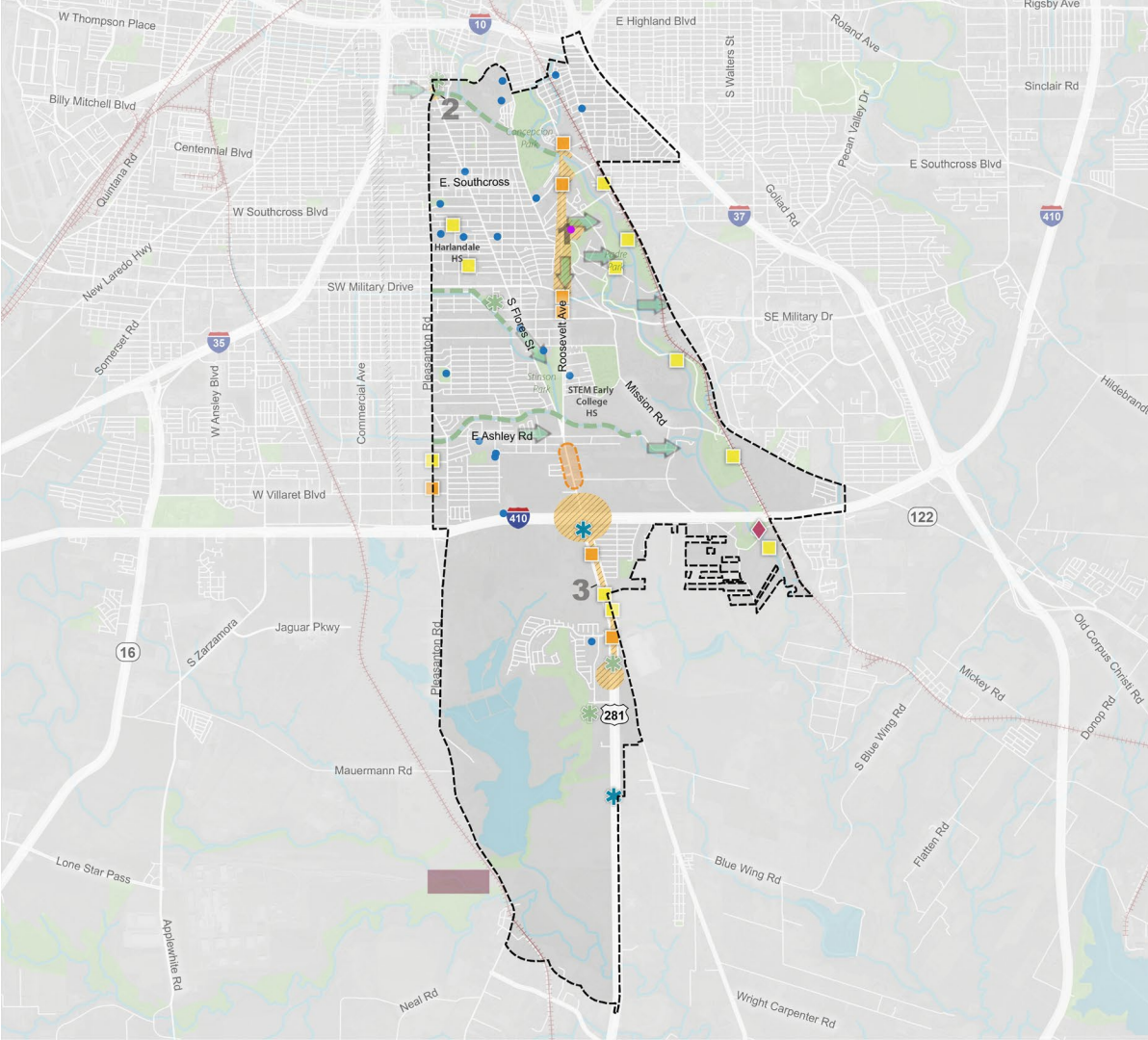
Support Ecotourism & Historic Tourism

Opportunities to establish more community gardens & food coops

Hike & Bike connections – build off existing conditions & identify trail gaps

Type of Amenities & Public Spaces

- *PARKS* 
- *PLAZAS* 
- *TRAILS*  / *TRAILHEADS* 
- *SIGNAGE AND WAYFINDING* 
- *IMPROVED LIGHTING* 
- *PEDESTRIAN CROSSINGS* 
- *GREEN INFRASTRUCTURE* 
- *PUBLIC ART* 
- *PRIORITY CONNECTIONS* 
- *CHARACTER DEFINING FEATURES* 



South
COMMUNITY
AREA PLAN

DRAFT
AMENITIES AND
PUBLIC SPACES

- LEGEND
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 - Body of Water
 - Railroad Line
 - Focus Areas
 - Public Schools
 - Public Libraries

- PROPOSED ELEMENTS
- Trail
 - Proposed Plaza
 - Character-Defining Features
 - Public Art
 - Signage and Wayfinding
 - Trailhead
 - Improved Lighting
 - Pedestrian Crossing
 - Green Infrastructure



Draft Amenities & Public Space Recommendations

- **APS Recommendation #1:** Provide trees along sidewalks to beautify streets, provide shade, reduce the urban island effect, and improve air quality.
- **APS Recommendation #2:** Create east-west trail connections that intersect with existing north-south connections.
- **APS Recommendation #3:** Increase the amount of lighting at parks and public spaces to allow them to be utilized during all times of the day.
- **APS Recommendation #4:** Establish community gardens at existing schools, parks and open spaces.
- **APS Recommendation #5:** Reduce the amount of parking lots and other impervious surfaces.

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- **APS Recommendation #5:** Reduce the amount of parking lots and other impervious surfaces.

Updated Amenities & Public Space Strategies

APS Recommendation

#1: Provide trees along sidewalks to beautify streets, provide shade, reduce the urban island effect, and improve air quality.

APS Strategy 1.1: Incorporate trees into streetscape enhancements and improvements.

APS Strategy 1.2: Encourage planting of trees along the back of sidewalks on private property.

APS Strategy 1.3: Create a neighborhood planting program to plant new trees and maintain existing trees.

Updated Amenities & Public Space Strategies

APS Recommendation #2: Create east-west trail connections that intersect with existing north-south connections.

APS Strategy 2.1: Create new and enhance existing trail connections to allow all Far East residents to safely access parks and community facilities.

APS Strategy 2.2: Prioritize trail connections that allow residents to efficiently and safely access key destinations like schools and grocery stores by foot or bike.

APS Strategy 2.3: Enhance connections to and access points along existing and future trails.

Updated Amenities & Public Space Strategies

APS Recommendation #3: Increase the amount of lighting at parks and public spaces to allow them to be utilized during all times of the day.

APS Strategy 3.1: Conduct a lighting study to identify gaps and potential improvements.

APS Strategy 3.2: Work with developers to enhance lighting around public areas as part of new developments.

APS Strategy 3.3: Integrate improved lighting into park maintenance and improvement projects.

Updated Amenities & Public Space Strategies

APS Recommendation #4: Establish community gardens at existing schools, parks and open spaces.

APS Strategy 4.1: Promote programs to educate residents on how to effectively maintain and start a community garden.

APS Strategy 4.2: Connect residents to existing resources and supplies to create community gardens.

APS Strategy 4.3: Identify potential locations to create community gardens to help ensure that all Far East residents have equitable access to healthy food.

Updated Amenities & Public Space Strategies

**APS Recommendation
#5:** Reduce the amount
of parking lots and other
impervious surfaces.

APS Strategy 5.1: Identify larger underutilized parking lots and initiate discussions with property owners about improvements.

APS Strategy 5.2: Provide technical assistance for property owners that are willing to improve surface parking lots.

APS Strategy 5.2: Explore a policy requiring all or a minimum percentage of new and improved parking lots include pervious materials and green stormwater features.



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Mural Board Activity

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Neighborhood Profile and Priorities (NPP)

What are Neighborhood Profiles and Priorities (NPP)?

Section of Plan that:

- Provides special attention to individual **neighborhood priorities**
- Summarize specific **opportunities, challenges, recommendations,** and priorities from each participating neighborhood
- Efficiently direct **public and private investment** within the city to help these neighborhoods achieve their short-term goals and long-term visions

Key Components of NPPs

- **Neighborhood Snapshots:** Background about people and places that make up the participating neighborhoods
- **Strengths:** Existing assets to protect, enhance and build upon
- **Opportunities and Challenges:** Existing issues and potential changes (good and bad) that can be addressed and leveraged to improve the neighborhood
- **Priorities:** Articulates the physical, programmatic and policy improvements most important to the neighborhood

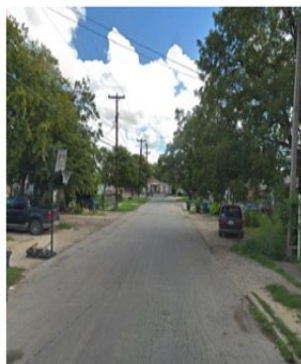
Overview of NPP (example)

Neighborhood Snapshot

NEIGHBORHOOD STRENGTHS AND CHARACTER



The Denver Heights neighborhood is a diverse and historic community. A small western portion of the neighborhood between Cherry Street, Aberdeen Place, and IH-37 is within the Downtown Area Regional Center Plan boundary. This area is comprised mainly of large industrial and commercial uses, along with a number of single-family residences. The rest of the neighborhood, which includes traditional residential areas, the New Braunfels Avenue corridor, parks, and other important places will be included



in the SA Tomorrow Eastside Community Area Plan in future years. Accordingly, the Neighborhood Profile and Priorities for Denver Heights in the Downtown Area Regional Center Plan has a limited scope and is focused on the portion of the neighborhood association area that overlaps with the Downtown Area Regional Center. A more comprehensive Denver Heights Neighborhood Profile and Priorities section will be included in the Eastside Community Area Plan.

Strengths



This area is located in close proximity to the traditional Downtown area and is well connected to the east and north.



The industrial area of western Denver Heights has large tracts of land, often entire blocks, under common ownership.



A majority of the residential properties appear to be owner occupied.

Neighborhood Snapshot

NEIGHBORHOOD OPPORTUNITIES AND CHALLENGES

Opportunities

- Redevelopment of vacant and industrial land can be leveraged to create a safer and more comfortable street environment.
- Restoration and adaptive reuse of historic industrial buildings such as Merchant's Ice House and the G.J. Sutton Building can create new places for people to live, work, and find entertainment while preserving aspects of the area's history.
- There is vacant and underutilized land that can be used to add to the housing supply without directly displacing existing housing in the neighborhood.
- Land banking could be employed to acquire vacant sites to be redeveloped for affordable housing.

Challenges

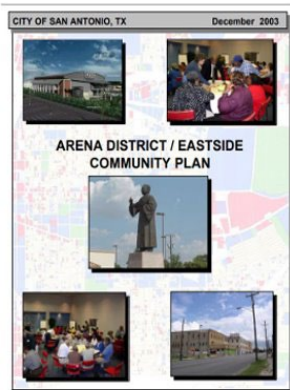
- The Union Pacific Railroad tracks bisect the area and present a challenge to all modes of travel and the noise generated by rail traffic is detrimental to the quality of life for existing and future residents of this area.
- As the warehouse and industrial area is redeveloped, maintaining a supply of affordable housing will be a challenge as more people choose to live near Downtown San Antonio.
- The connectivity with the Downtown area west of IH-37 is challenged by the obstacle of the elevated interstate and unwelcoming conditions beneath it.
- An absence of sidewalks and bike infrastructure creates an unsafe and unwelcoming environment for pedestrians and people on bicycles.

Overview of NPP (example)

Previous Neighborhood Plans

Neighborhood Priorities

KEY RECOMMENDATIONS FROM PREVIOUS PLANNING EFFORTS



Area Regional Plan is for the area to evolve a wider mix of light-industrial and creative land uses bookended by nodes of higher-density mixed-use.

The East Corridor Multi-Modal Alternatives Plan, developed by the Alamo Area Metropolitan Planning Organization

jointly alongside the Arena District/ Eastside Community Plan, recommended closing the at-grade railroad crossings in the area at Iowa Street, Virginia Street, Indiana Street, and Delaware Street, and improving the crossing at Florida Street, in addition to street resurfacing and sidewalk improvements.



- Provide safe and comfortable pedestrian crossings at the eight railroad crossing in this area.

- Increase the quality and quantity of pedestrian and bicycle infrastructure such as wide sidewalks, street trees and landscaping, buffered bike lanes, and bike boxes.

- Development near Cherry Street should decrease in height and massing from west to east, transitioning to the residential area east of Cherry Street.

MAJOR ACCOMPLISHMENTS FROM THE NEIGHBORHOOD PLAN

- The area has largely remained a light-industrial area with residential uses along its edges. However, in recent years interest in redeveloping underutilized industrial sites as mixed-use centers has increased.

- Priority from Previous Neighborhood Plan
- Aligns with Sub-Area Plan Recommendation
- Aligns with other Neighborhood Action Plan Recommendation

Participating Neighborhoods

- Harlandale Acres NA
- Mission San Jose NA
- St. Leo's Neighborhood (TBD)
- Villa Coronado NA (TBD)





SA TOMORROW

Next Steps

Next Steps

UPCOMING EVENTS:

- Planning Team Meeting #10 – September 7, 2023
- Public Draft – Winter 2023
- Community Meeting #4 – Early 2024
- Planning Team Meeting #11 – Early 2024

QUESTIONS?

Debora Gonzalez,
City of San Antonio
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(210) 207-8085



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